

**Proposed Amendments to Chapter 112 (Zoning Ordinance)
of
The Code of the County of Fairfax, Virginia**

This proposed Zoning Ordinance amendment is based on the Zoning Ordinance in effect as of March 18, 2006 and there may be other proposed amendments which may affect some of the numbering, order or text arrangement of the paragraphs or sections set forth in this amendment, which other amendments may be adopted prior to action on this amendment. In such event, any necessary renumbering or editorial revisions caused by the adoption of any Zoning Ordinance amendments by the Board of Supervisors prior to the date of adoption of this amendment will be administratively incorporated by the Clerk in the printed version of this amendment following Board adoption.

1 **Amend Article 17, Site Plans, Part 2, Required Improvements, Sect. 17-201, Improvements**
2 **to be Provided, by revising Par. 3 to read as follows:**

3
4 In furtherance of the purposes of this Ordinance and to assure the public safety and general
5 welfare and except as provided for in the Commercial Revitalization District provisions, no site
6 plan or minor site plan shall be approved unless the Director is assured that the following
7 improvements either exist or will be made or the Director has established that the requirement
8 for the improvements may be modified or waived, based on information provided by the
9 applicant, and a determination by the Director that such improvements are unnecessary, and such
10 modification or waiver will not adversely affect other required improvements and compliance
11 with all other applicable requirements. The Director may attach conditions to any such
12 modification or waiver to assure that the results of the modification or waiver will be in
13 accordance with the purpose and intent of this Part:

14
15 3. Construction of vehicular travel lanes, service drives, driveways or other access
16 connections, which will permit vehicular travel on the site and to and from adjacent
17 properties in accordance with the following:

18
19 A. Adjacent to any primary highway, and generally parallel thereto, a service drive
20 shall be constructed, and wherever possible, it shall connect with a service drive on
21 adjacent properties. Such service drive shall be designed to be dedicated to the
22 Virginia Department of Transportation, shall be dedicated for public use as a public
23 road and the underlying land shall be conveyed to the Board of Supervisors.

24
25 B. Adjacent to any minor arterial or collector street, a travel lane not less than 6.60
26 meters, or the English equivalent, in width shall be constructed to afford access to
27 adjoining properties.

28
29 C. Notwithstanding Paragraphs A and B above, service drives shall not be required
30 adjacent to any street designated as a Virginia by-way by the Commonwealth of
31 Virginia Transportation Board or adjacent to the Dulles Toll Road (Route 267). In
32 addition, the service drive requirement may be waived by the Board in conjunction

1 with proffered condition, development plan or special exception approval when it
2 can be demonstrated that the provisions of Paragraphs D(1) and D(2) or Paragraphs
3 D(1) and D(3) below can be satisfied.
4

5 €D. The Director may waive the requirement for constructing a travel lane as is set forth
6 in Par. B above when:

- 7
- 8 (1) There is no existing or proposed vehicular travel lane abutting the subject
9 property on either side, and
- 10
- 11 (2) The adjoining property(s) is used or zoned for single family detached
12 dwellings, or
- 13
- 14 (3) The adjoining property(s) is occupied by a given use, which by its nature
15 would suggest that there will be a limited desire for travel between such use
16 and the one proposed.
17
18

19 **Amend Article 20, Ordinance Structure, Interpretations and Definitions, Part 3,**
20 **Definitions, by revising the definition of Street, Primary Highway to read as follows:**

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22 - STREET, PRIMARY HIGHWAY: Any street so classified by the Virginia Department of
23 Transportation, bearing a route number less than 600 or greater than 7000. Primary highways
24 shall not include interstate highways.